



**Town of Whitingham
Zoning Board of Adjustment**

MINUTES OF JUNE 22, 2023 PUBLIC HEARING

Attendees:

ZBA members: Marshall Dix, Chair; Troy Felisko, and Lyman Tefft
Zoning Administrator/ZBA Clerk: Gig Zboray
Applicants: Kathie Tirrell-Froment; Tanner and Susanna Yule
Others: Sue Galipo, Sally Hunkler; Stanley Janovsky, Road Commissioner

Call to Order. Additions or Changes to Agenda:

Marshall Dix called the meeting to order at 6:30pm. There were no additions or changes to the agenda.

Hearing of visitors (for concerns not on the agenda)

None

Open Tirrell-Froment Hearing

Introductions were made around the room.

Discuss any potential conflicts of interest none

Open Hearing Mr. Dix opened the hearing, receiving permission to dispense with reading the warning

Applicant to explain what they are asking for Kathie Tirrell-Froment of 763 Wilmington Cross Road would like to enclose basement entry and add office space/storage room. The zoning regulations require a 25-foot setback from the next property line (Section 5.1.3), Ms. Tirrell-Froment is requesting a waiver to allow a setback on the left side of 16 feet.

Section 3.5.3 allows for a ZBA Waiver in all districts if (c.) the waiver will not result in a greater than 50% decrease in any dimensional requirement.

Hear from all concerned Ms. Galipo and Ms. Hunkler are not opposed.

Close hearing Mr. Dix closed the hearing at 6:41pm

Decision on Tirrell-Froment Application (W-26-23)

After discussion, **a motion was made by Troy Felisko to approve a ZBA Waiver allowing a left side setback of 16 feet at 763 Wilmington Cross Road, seconded by Lyman Tefft, Jr., all in favor.**

Open Yule Hearing

Introductions were made around the room.

Discuss any potential conflicts of interest none

Open Hearing Mr. Dix opened the hearing at 7pm, receiving permission to dispense with reading the warning

Applicant to explain what they are asking for Tanner and Susanna Yule of 492 Goodnow Road would like to build an addition to the front of their home to allow for a larger living room and storage area. The zoning regulations require a front setback of 65 feet from the center of the travelled way (Section 5.1.3), the Yules are requesting a waiver to allow a front setback of 57 feet.

Section 3.5.3 allows for a ZBA Waiver in all districts if (c.) the waiver will not result in a greater than 50% decrease in any dimensional requirement.

Hear from all concerned Mr. Felisko asked if the addition would include a second floor, yes, the roof will have knee walls and will be one or two more bedrooms, because they are planning to adopt 2 more children. Mr. Janovsky, as Road Commissioner, wasn't concerned because there is still plenty of space to the street.

The initial application did not mention a second floor or living space above, Gig will have to check on their septic permit and a fee for the additional square footage is required.

Close hearing Mr. Dix closed the hearing at 7:12pm.

Decision on Yule Application (W-29-23)

After discussion, **a motion was made by Marshall Dix to approve a ZBA Waiver allowing a front setback of 57 feet at 492 Goodnow Road, seconded by Troy Felisko, all in favor.**

Adjourn

Meeting adjourned at 7:32pm.

Respectfully submitted,

Gig Zboray,
ZBA Clerk